

Message

**From:** Thomas, Christopher [Thomas.Christopher@epa.gov]  
**Sent:** 6/15/2021 1:34:29 PM  
**To:** Wagner, Christine [Wagner.Christine@epa.gov]; Keegan, Megan [Keegan.Megan@epa.gov]; Cinti, Thomas [Cinti.Thomas@epa.gov]; Knapp, Ruth [Knapp.Ruth@epa.gov]; Prisk, Carlyn [Prisk.Carlyn@epa.gov]  
**CC:** Yap-deffler, Yazmine [Yap-Deffler.Yazmine@epa.gov]  
**Subject:** FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site  
**Attachments:** Shiloh Church Road\_Redevelopment Opportunity Site\_DRAFT\_061421.docx

Hi Everyone: After an enlightened conversation between Chris Wagner and [redacted] we have produced the latest version of the Ready for Reuse Fact Sheet. Special thanks to Ruth for her detailed property research. Please take a look at the latest draft and let me know if it is okay or needs further editing. Best regards.

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**From:** [redacted] Nonresponsive based on revised scope [redacted] Nonresponsive Based on Revised Scope  
**Sent:** Tuesday, June 15, 2021 8:01 AM  
**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>  
**Cc:** [redacted] Nonresponsive based on revised scope [redacted] Nonresponsive Based on Revised Scope  
**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris,

I was able to connect with Chris Wagner and discuss the property as well as site locator map. Attached is an updated draft of the fact sheet based on our discussions. Chris confirmed that the site parcel boundary shown by the map was correct, but Skeo added a road label for Shiloh Church Road to provide additional clarity.

Let me know if you or the Site Team would like to see any changes.

Thanks!

[redacted] Nonresponsive based on revised scope

Associate

[redacted] Nonresponsive based on revised scope [redacted] Nonresponsive Based on Revised Scope

**Nonresponsive Based on Revised Scope**

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>  
**Sent:** Monday, June 14, 2021 8:05 AM  
**To:** [redacted] Nonresponsive based on revised scope [redacted] Nonresponsive Based on Revised Scope  
**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Thanks [redacted] Chris has your number and will call you.

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**From:** [redacted] Nonresponsive based on revised scope [redacted] Nonresponsive Based on Revised Scope  
**Sent:** Monday, June 14, 2021 8:49 AM  
**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>  
**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris,

Yes, Chris can give me a call whenever is most convenient for her

[redacted] Nonresponsive Based on Revised Scope

Thanks!

Nonresponsive based on revised scope

Associate

Nonresponsive based on revised scope Nonresponsive Based on Revised Scope

## Nonresponsive Based on Revised Scope

**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Sent:** Monday, June 14, 2021 7:47 AM

**To:** Nonresponsive based on revised scope Nonresponsive Based on Revised Scope

**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi, thank you for your message. As our Site Team is scattered about this week, would it be helpful if I have Chris Wagner call you directly?

**From:** Nonresponsive based on revised scope Nonresponsive Based on Revised Scope

**Sent:** Monday, June 14, 2021 8:38 AM

**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Cc:** Nonresponsive based on revised scope Nonresponsive Based on Revised Scope

**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Good morning Chris,

Chris is out of the office until Thursday, but I looked at the original email request, Chris' comments on the first draft and the current draft. A call might be helpful because I'm not sure what Chris is referring to with the three properties – are they three separate parcels or did they split the parcel into three different cleanup units?

The property that has listed for sale is the 4-acre parcel that is indicated by the map

### Ex. 6 Personal Privacy (PP)

The map was created using the property address and subsequent parcel data from the County. Using Google Maps view it also does not appear that there is a residence on the property, the only visible building is the abandoned store that is available for purchase. It is possible the Google maps view and the County's parcel data are incorrect. We do not need to include the map if Chris is concerned it is inaccurate. If Chris has a map of the site that shows the cleanup properties, that could be helpful for context.

Additionally, we obtained permission from Staunton to use the photos in the document, so we are all set to go on that front. I've attached an updated draft based on Chris' comments – I tried to differentiate between the "site" and the "Property #2" which hopefully provides clarity. I also attached an email from Ruth Knapp indicating where we got the information about site address, acreage and former site use.

Let me know if you have any questions or would like to set up a call to discuss.

Thanks!

Nonresponsive based on revised scope

Associate

Nonresponsive based on revised scope Nonresponsive Based on Revised Scope

## Nonresponsive Based on Revised Scope

**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Sent:** Monday, June 14, 2021 7:04 AM

To: Nonresponsive based on revised scope  
Cc: Nonresponsive based on revised scope

Subject: FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi [redacted] Hope all is well. Chris Wagner has some in-depth comments on the last draft of the fact sheet below. Some confusion about the actual properties. I may have misunderstood Chris on her original description of the properties. Please let me know if we should call Chris W. Thank you.

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From: Wagner, Christine <Wagner.Christine@epa.gov>

Sent: Monday, June 14, 2021 6:12 AM

To: Knapp, Ruth <Knapp.Ruth@epa.gov>; Thomas, Christopher <Thomas.Christopher@epa.gov>; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>

Subject: RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Good Morning Chris

Thank you for having the contractor work on this. Unfortunately, some of the information is incorrect.

The Site consists of 3 properties. The photo attached in the second attachment to this email is from Property #1 and contains a residence. This photo cannot be associated with this Fact Sheet. It is owned by a separate property owner who lives on this property.

The property for which this Fact Sheet is being prepared is Property #2. I don't have an issue with the photos in the Fact Sheet provided EPA has permission from the real estate agent — Ex. 6 Personal Privacy (PP)  
Ex. 6 Personal Privacy (PP) However, the statements that the contamination is from the other property are incorrect. There is/was contamination on all 3 properties.

I'm not sure where the 4 acres originated. I am not sure of the acreage of Property #2, but this is the acreage that should be used. I believe Ruth K has this info

Ex. 5 Deliberative Process (DP)

Ex. 5 Deliberative Process (DP)

We can discuss if needed.

Also, there is an inoperable well on Site. EPA has no knowledge of possible contamination in the well because it has not been in service for many years. It may be worth mentioning (with ORC approval)

Ex. 5 Deliberative Process (DP)

I hope this helps. Please reach out to me at 804-337-3049 with any questions. I am on Site this week and will not be on the LAN during normal business hours

Thank you!  
Chris

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From: Knapp, Ruth <Knapp.Ruth@epa.gov>

Sent: Tuesday, June 08, 2021 9:13 AM

To: Thomas, Christopher <Thomas.Christopher@epa.gov>; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>

Subject: RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi, I have two comments/questions—from someone not very familiar with brownfields ☺

1.

## Ex. 5 Deliberative Process (DP)

2. Prior to completing the sheet for circulation, would [redacted] EPA provide a draft of the sheet (in addition to getting permission for photos) for review by the real estate agent or current property owner—for feedback/courtesy?

Thanks – hope you are all keeping cool! Ruth

Ruth Knapp, Compliance Officer  
Cost Recovery Section  
USEPA Region 3 (3SD41)  
1650 Arch Street  
Philadelphia, PA 19103  
Tel: (215) 814-2191  
Fax: (215) 814-3025

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>  
**Sent:** Tuesday, June 08, 2021 8:18 AM  
**To:** Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>; Knapp, Ruth <Knapp.Ruth@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>  
**Subject:** FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Everyone: Hopefully our comments have been incorporated into the attached draft. Please take another look before Skeo changes to the regular fact sheet format. Thank you.

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**From:** [redacted] <Nonresponsive based on revised scope @skeo.com>  
**Sent:** Wednesday, May 26, 2021 11:36 AM  
**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>  
**Cc:** Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>; Knapp, Ruth <Knapp.Ruth@epa.gov>; [redacted] <Nonresponsive based on revised scope @skeo.com>  
**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Good morning Chris,

Thank you for providing us with Chris Wagner's comments. We have incorporated the comments into the attached draft. Once we get the go ahead from you, we will do a polish edit and put it in layout.

Chris indicated a map should not be included in the fact sheet. We had drafted one based on your comments (see attached) and wanted to pass it along. Let us know if you would like it included or if you want to defer to Chris. Lastly, if it is still OK with you, we will reach out to Staunton River Realty this week to obtain photo permissions for the fact sheet.

Let me know if you have any questions about the updates!

Best,

[redacted]

Nonresponsive based on revised scope

Associate

Nonresponsive based on revised scope

Nonresponsive Based on Revised Scope

## Nonresponsive Based on Revised Scope

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Sent:** Wednesday, May 26, 2021 7:29 AM

**To:** Nonresponsive based on revised scope

**Cc:** Nonresponsive based on revised scope; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>; Knapp, Ruth <Knapp.Ruth@epa.gov>

**Subject:** FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris Wagner's comments are attached. The property is apparently not listed by REMAX. Chris list the realtor below. Hope all is well.

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**From:** Wagner, Christine <Wagner.Christine@epa.gov>

**Sent:** Wednesday, May 26, 2021 4:46 AM

**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris

Thanks for the opportunity to review. I did make some changes because some of the information was not related to this particular parcel. I'm not sure if REMAX can give permission for EPA to use the photos. This property is listed with **Ex. 6 Personal Privacy (PP)** not REMAX. The listing agent is Connie Pollard

I hope this helps. Thank you for your work on this  
Please call me at 804-337-3049 if you have any questions regarding my comments. I can only access the LAN after hours (hence sending this message at 4:45 am (zzzz))

Thanks  
Chris

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Sent:** Tuesday, May 25, 2021 1:05 PM

**To:** Wagner, Christine <Wagner.Christine@epa.gov>

**Subject:** FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris: When you have a chance can you look at the attached draft Redevelopment Opportunity Fact Sheet, thanks!

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**From:** Nonresponsive based on revised scope

**Sent:** Tuesday, May 11, 2021 3:25 PM

**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Cc:** Nonresponsive based on revised scope

**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris,

Attached is an initial draft (in Word) of the fact sheet. The document includes a number of questions for you in comments. We can make any updates you would like to see before you circle to the larger group for review. Also, happy to have a

call to discuss the questions if that is easier! When we get to the more formal review stage, we can send you the SRP Document Review Form.

Finally – please note that once we have a more finalized version of the text, we will put the text through a polish editing review and will place it into the more polished PDF layout.

Let us know if you have any questions. Many thanks!

Best,

Nonresponsive based on revised scope

Associate

Nonresponsive based on revised scope

Nonresponsive Based on Revised Scope

Nonresponsive Based on Revised Scope

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Sent:** Friday, May 7, 2021 9:35 AM

**To:** Frank Avvisato <Avvisato.Frank@epa.gov>; lukeett.casey@epa.gov; Nonresponsive based on revised scope @skeo.com

Nonresponsive based on revised scope

Nonresponsive Based on Revised Scope

**Cc:** Nonresponsive based on revised scope @skeo.com; Cinti, Thomas

<Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>

**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Frank: I can be the contact for this; thank you very much.

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**From:** Avvisato, Frank <Avvisato.Frank@epa.gov>

**Sent:** Friday, May 7, 2021 9:26 AM

**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>; Luckett, Casey <Luckett.Casey@epa.gov>; Nonresponsive based on revised scope

Nonresponsive based on revised scope

Nonresponsive Based on Revised Scope

Nonresponsive based on revised scope

Nonresponsive Based on Revised Scope

**Cc:** Nonresponsive based on revised scope @skeo.com; Nonresponsive based on revised scope @skeo.com; Cinti, Thomas

<Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>

**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Chris – I am copying Nonresponsive based on revised scope so they can assist. Who should they contact to set up a scoping meeting to get started.

Thanks

Frank

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Sent:** Friday, May 7, 2021 9:10 AM

**To:** Avvisato, Frank <Avvisato.Frank@epa.gov>; Luckett, Casey <Luckett.Casey@epa.gov>

**Cc:** Nonresponsive based on revised scope @skeo.com; Nonresponsive based on revised scope @skeo.com; Cinti, Thomas

<Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>

**Subject:** Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Frank & Casey: Is there a chance that [redacted] could convert the attached Fact Sheet for the Shiloh Church Road Removal Site into a "Ready for Reuse" Fact Sheet? Our On-Scene Coordinator for the Site is receiving numerous inquiries from folks who may be interested in purchasing the property. We are looking for a document to hand out to the public. We also have information from the real estate agent for the Site/Property that we can send to you. Please advise, and as always, thank you.